

Kings Drive

Leicester Forest East, Leicester, LE3 3JD



Charming Extended Bay-Fronted Home in a Sought-After Location. This beautifully extended three-bedroom semi-detached home offers a fantastic opportunity for personalisation, making it the perfect choice for families. Situated in a highly sought-after area, the property is offered with no onward chain and features spacious living areas, a generous rear garden, and excellent potential for modern open-plan living.



John German

Step through the UPVC entrance porch into the welcoming reception hallway, where a rising staircase leads to the first floor. To your right, the bay-fronted lounge enjoys plenty of natural light, featuring a living flame gas fire, picture rail detailing, and a cozy yet spacious feel.

Adjacent to the lounge, the separate dining room provides an elegant entertaining space, complete with a picture rail and patio doors leading to the garden room. This additional sitting area offers lovely garden views and French doors opening directly onto the outdoor space.

The extended breakfast kitchen is fitted with an extensive range of base and wall cabinets, a breakfast bar, and integrated appliances, including a four-ring gas hob with extractor, plus space for a dishwasher, washing machine, tumble dryer, and under-counter fridge and freezer. Dual-aspect windows flood the space with natural light, while a half-glazed door provides further access to the garden room. There is excellent potential (subject to regulations) to open up the kitchen and dining room, creating a stunning open-plan contemporary living space.

Completing the ground floor is a convenient WC, perfect for garden use or when hosting guests.

The first floor offers three well-proportioned bedrooms, each retaining classic features such as picture rails and coving. The principal bedroom benefits from a bay window with bespoke fitted storage and built-in wardrobes along one wall. The second bedroom, overlooking the rear garden, also features fitted wardrobes with sliding doors and a wide picture window with charming views. The third bedroom is a comfortable single or home office space.

The family bathroom is fully tiled and fitted with a bath with electric shower over, a washbasin, and a WC. A built-in cupboard houses the gas-fired central heating boiler.

Outside: The home is set back from the road, featuring a spacious driveway and secure gated carport, providing off-road parking for multiple vehicles. A further wrought iron gate allows additional vehicle access to the rear, making it ideal for small caravans or trailers.

The large, private rear garden is beautifully landscaped for low-maintenance enjoyment, featuring a central pathway, mature planted borders, and a greenhouse for gardening enthusiasts. At the far end, two interconnected workshops with power, water, and double entrance doors provide exceptional storage or workspace potential.

This charming and versatile home is an exciting opportunity for buyers looking to put their own stamp on a well-loved traditional property in a prime location. Arrange your viewing today!

- Agents notes:**
- Loft insulation: The property has spray foam insulation applied to the underside of the roof—please contact the office for further details.
 - It is common for property Titles to contain Covenants; a copy of the Land Registry title is available to view on request.
 - The vendor is related to an employee of John German.
- Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
- Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.
- Property construction:** Standard
- Parking:** Off road
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** Mains gas
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** TBC
- See Ofcom link for speed: <https://checker.ofcom.org.uk/>
- Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Blaby District Council / Tax Band B
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA17032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent